151.0	0002	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	804,100 /	804,100
USE VALUE:	804,100 /	804,100
ASSESSED:	804,100 /	804,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WENDELL LARRY H & SACHIKO
Owner 2:	TRUSTEES/WENDELL TRUST
Owner 3:	
Street 1:	61 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1617 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7778.000	278,700	2,700	522,700	804,100
Total Card	0.179	278,700	2,700	522,700	804,100
Total Parcel	0.179	278,700	2,700	522,700	804,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.28 | /Parcel: 497.28

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100027
GIS Ref	
GIS Ref	
Insp Date	04/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0016.0

!11841!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,700	2700	7,778.	522,700	804,100		Year end	12/23/2021
2021	101	FV	270,300	2700	7,778.	522,700	795,700		Year End Roll	12/10/2020
2020	101	FV	270,400	2700	7,778.	522,700	795,800	795,800	Year End Roll	12/18/2019
2019	101	FV	214,800	2700	7,778.	490,000	707,500	707,500	Year End Roll	1/3/2019
2018	101	FV	214,800	2700	7,778.	405,100	622,600	622,600	Year End Roll	12/20/2017
2017	101	FV	214,800	2700	7,778.	372,400	589,900	589,900	Year End Roll	1/3/2017
2016	101	FV	214,800	2700	7,778.	339,700	557,200	557,200	Year End	1/4/2016
2015	101	FV	202,600	2700	7,778.	333,200	538,500	538,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:13:00

LAST REV

Date	Time
12/02/20	10:53:49
jorourke	

PAT ACCT. 11841

USER DEFINED

Prior Id # 1:	100027
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WENDELL LARRY	28392-14		4/1/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Meas/Inspect	372	PATRIOT
11/18/1999	Meas/Inspect	263	PATRIOT
7/13/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7778		Sq. Ft.	Site		0	80.	0.84	9									522,675						522,700	

Total AC/HA:	0.17856	Total SF/SM:	7778	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	522,675	Spl Credit		Total: 522,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	RED
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29935062
Const Adj.:	0.98990101
Adj $ / SQ:	173.641
Other Features:	68500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403939
Depreciation:	125221
Depreciated Total:	278718

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

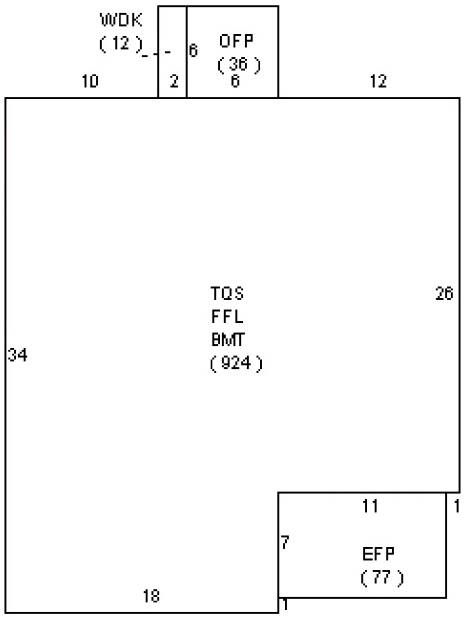
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.64
Special Features:	0	Val/Su Net:	104.54
Final Total:	278700	Val/Su SzAd	172.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	52.090	48,133
FFL	First Floor	924	173.640	160,444
TQS	3/4 Story	693	173.640	120,333
EFP	Enclos Porch	77	61.950	4,770
OFP	Open Porch	36	43.560	1,568
WDK	Deck	12	15.840	190

Net Sketched Area:	2,666			Total:	335,438
Size Ad	1617	Gross Area	2897	FinArea	1617

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X8	A	FR	1960	0.00	T	51	101						
3	Garage	D	Y	1	11X18	A	FR	1928	27.63	T	50	101			2,700			2,700

More: N	Total Yard Items:	2,700	Total Special Featues:		Total: 2,700